

## 206 Bayview Development Narrative

Planning Board Members,

Fair Wind Properties LLC is planning a development located at 206 Bayview Ave. The property currently has a three family multi dwelling along with a 5 car garage and various other small shed like buildings on site. Please see the current layout shown on the site plan attached.

The only structures to remain on site will be the current 3 family building and the 5 car garage. This project has seen many iterations from its original concept and has had changes made based on previous TRC recommendations.

We are proposing to add 17 new town house style apartments with 2 car garages. The current 5 car garage will be receiving a second floor addition to accommodate a property management office above the 5 car garage. The garage bays will be used for storage/property management equipment.

During the TRC process we have collaborated with Bristol Fire, BCWA, Bristol Sewer, and others to make sure we have a viable project. Principe engineering has also completed a site study and calculated our site drainage requirements to comply with the town's storm water mitigation requirements.

Here are the major differences from what we originally proposed versus what we have now. The changes are based on previous TRC meetings and the discussions we have had with Jim Houle (Real estate appraiser and consultant) and TRC Members. We are looking at mostly 3 bedroom units on this plan vs 3 and 4 bedroom units. We have also reduced the building sizes reducing our overall building footprint.

We will also be going from 23 units to 20 units total. This will round out the ratio for affordable units and is needed to make the numbers work.

The unit design offers an open concept on the first floor. This results in a more spacious atmosphere. The ground floor will include a front to back 2 car garage and also incorporates in-unit laundry. The units are a desirable townhouse style, side by side units, making them more attractive than the traditional stacked multi family living. This does take up a larger footprint on the site and is more costly, but is healthier for the renter. In previous research, I read that stacked living led to a lot more noise and

disturbances between tenants. Less disturbances among tenants allows for a healthier environment for all.

Please see below for a comparison of what was previously proposed

	Current Units	Original Design	New Design	Difference from Original Design
Total 4 bedroom Units	1	11	1	-10
Total 3 Bedroom Units	2	12	19	+6
Total 2 Bedroom Units	0	0	0	0
Total Units:	3	23	20	-3
Total Beds:	10	80	58	-22
Total Baths:	5	65	56	-9

#### Highlights of changes to the design

- 5 out of the 20 units (25%) will be affordable units. These units will be allocated in the new units proposed.
  - 5 - 3 bedroom units
- Adding 3 new buildings instead of 5 and reducing the overall footprint of the units has led to reducing the overall building lot coverage from 23.1% to 16.2% (Reduction of 6.9%) the maximum building coverage for the zone is 25%.
- Reducing the overall building footprint of the entire project by 6,420sq ft. This amounts to eliminating approximately 2 full buildings of the original building footprint from the site plan (previous TRC meetings asked to have 2 buildings removed)
- Going from 80 bedrooms total including the current 3 family to 58 bedrooms including the current 3 family (reduction of 22). Again this reduction in bedroom count is equivalent to eliminating the 2 buildings that was requested at a previous TRC meeting.
- We will also reduce the bathroom count by 9.

## **Density Study**

Principe Engineering created a yield map to accurately calculate the density of this site (See attached yield map). Based on removing all existing buildings and turning the site into a residential development they were able to successfully show 5 lots. Based on the towns density bonus for comprehensive permits along with providing 25% low to moderate units we are eligible for an increased density of 5 extra units per acre plus the 5 lots currently shown on the yield map. The site is 2.1270 acres, therefore we are allowed an additional 10.635 units. This brings the total units on the site to 15.635 units.

## **Draft Variances/Waivers**

- A variance is requested from Zoning Ordinance Article IV Dimensional Regulations Sec. 28-111 Table B requiring 80' of lot frontage. 72.50' of existing frontage provided. 64 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2).
- Distance between multifamily buildings on same lot: Minimum 25 feet between multifamily buildings in the same row. 10 feet provided.
- A variance is requested from Zoning Ordinance Permitted Uses, Section 28-3 and Section 28-82. This R-10 zone is intended for high density residential areas comprised of single household and two-household structures within a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided. Multihousehold dwelling units are not allowed. The site has public sewer and public water. Multi-household dwelling units are proposed.
- Variances are requested from Zoning Ordinance Section 28-252 General Requirements for parking as follows: Parking spaces are required to be 10'x18'. The proposed spaces are 9'x18'. The required aisle width is 24'. The proposed aisle width is 20'.
- The yield map study allows for a total of 15.635 units in total. 20 units are being provided on this plan. 17 units to be newly constructed.

